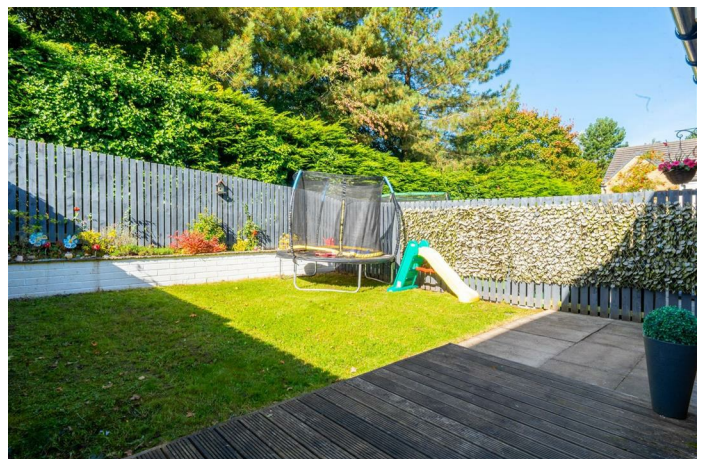


Simple Approach



Estate Agents



**55 Bell Gardens, Perth
PH2 0TD**

Offers over £227,950

Simple Approach are pleased to welcome this very well presented, semi detached house on Bell Gardens to the Perthshire residential sales market. Set in the heart of the modern development of Cherrybank this pristine property offers stylish interior throughout having been kept to a high standard by the current owners. Comprising; an entrance hallway, a bright and spacious lounge, modern fitted kitchen, downstairs WC, three generous bedrooms with a master ensuite and a further bathroom completes the interior of this lovely home. This property offers spacious accommodation set across two floors and would be the ideal purchase for any first time buyer, family or couple seeking a well located home in excellent move in condition. Bell Gardens enjoys sought-after features such as gas central heating, double glazing, a private driveway, single garage and a well-maintained garden to the rear. Viewing is essential to appreciate the overall excellent home on offer.

Lounge

16'9" x 10'5" (5.13 x 3.19)

Kitchen

7'11" x 11'2" (2.43 x 3.42)

Downstairs WC

3'5" x 6'11" (1.05 x 2.13)

Master Bedroom

11'10" x 8'2" (3.63 x 2.51)

Ensuit

5'1" x 6'2" (1.56 x 1.89)

Bedroom Two

8'1" x 9'4" (2.47 x 2.86)

Bedroom Three

8'1" x 9'4" (2.47 x 2.85)

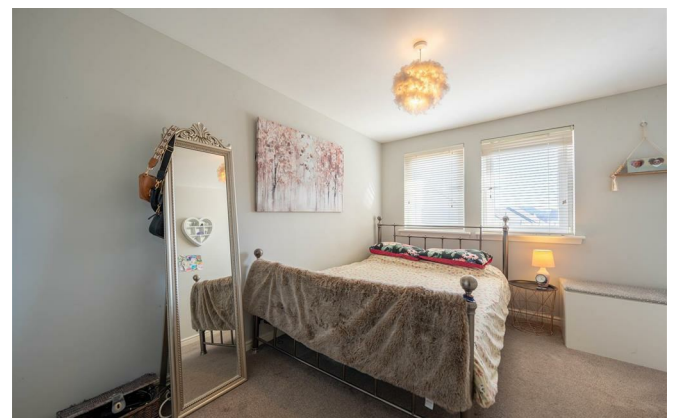
Family Bathroom

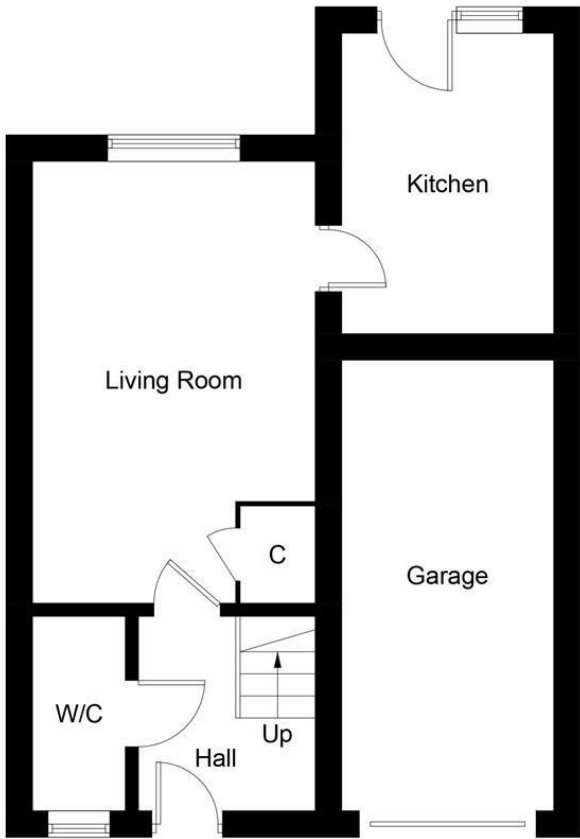
6'3" x 6'9" (1.91 x 2.07)



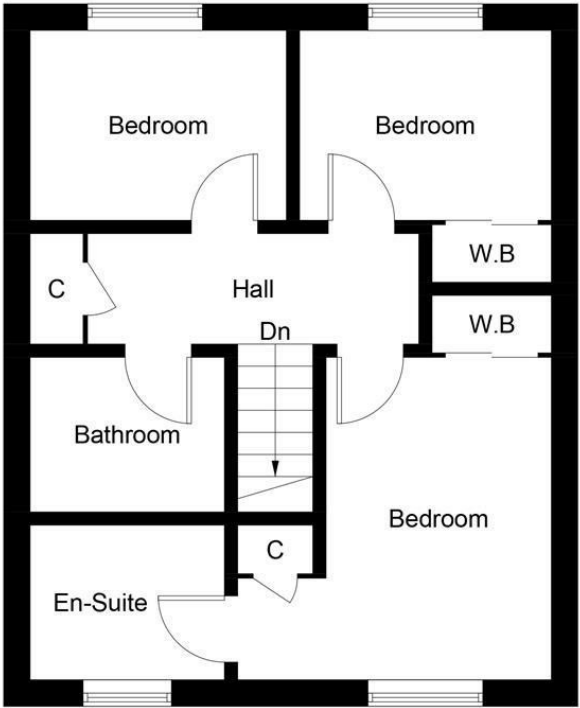


- Semi Detached House
- Modern Fitted Kitchen
- Well Maintained Rear Garden
- Three Bedrooms (Master Ensuite)
- Gas Central Heating & Double Glazing
- Private Driveway & Single Garage
- Bright & Spacious Lounge
- Highly Sought After Location



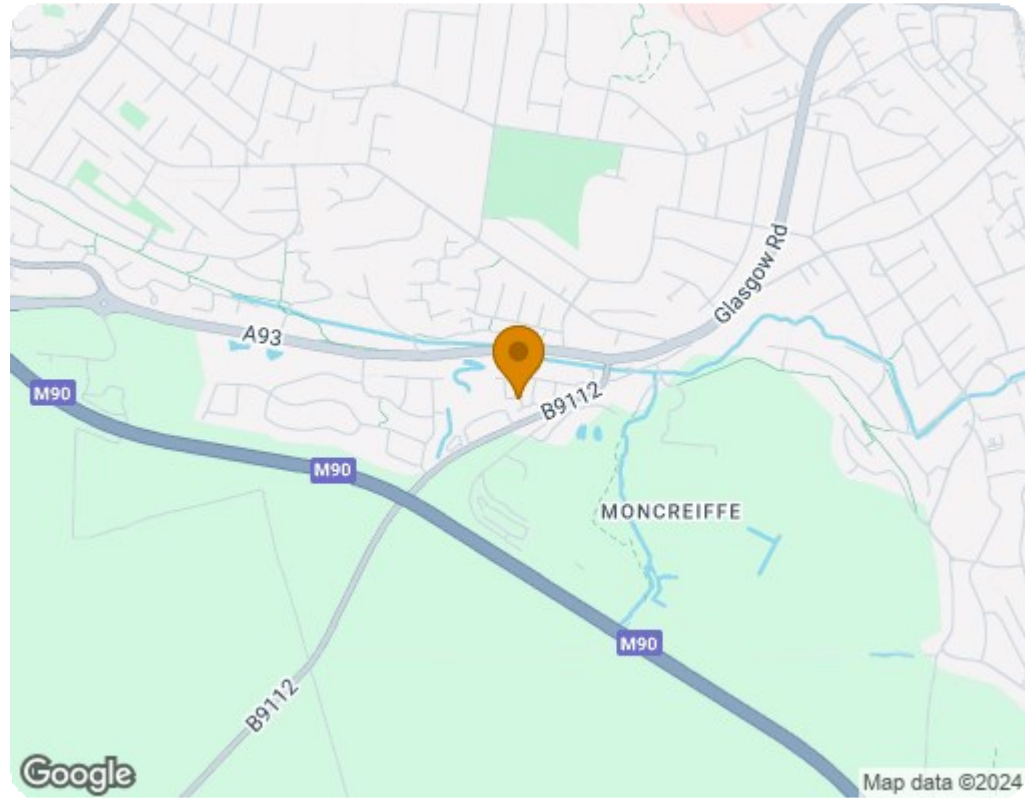


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1126863)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		